

**CITY OF ROUND ROCK, TEXAS  
PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 29, 2006, AT 7:00 P.M.  
CITY COUNCIL CHAMBERS  
221 EAST MAIN STREET, ROUND ROCK, TEXAS 78664**

**MEMBERS**

AL KOSIK, CHAIRMAN  
PETER DRAPES, VICE CHAIRMAN  
SANDY ARNOLD  
DALE AUSTIN  
RUSS BOLES  
DAVID PAVLISKA  
LARRY QUICK  
RAY THIBODAUX  
BETTY WEEKS

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE FEBRUARY 15, 2006, REGULAR MEETING MINUTES**

**4. ELECTION OF VICE CHAIR**

**5. CONSENT AGENDA**

- 5.A. Consider the Preliminary Plat of Chisholm Trail Commercial, application no. 2005-033-PP.
- 5.B. Consider the Amended Final Plat of Anderson Addition, Lots 5, 6, 7 & 8, Block 2, application no. 2006-009-FP.
- 5.C. Consider the Final Plat of Butler-Lewis Subdivision, application no. 2006-010-FP.
- 5.D. Consider the Final Plat of Estates of Settlers Park Section 4A, application no. 2006-012-FP.
- 5.E. Consider the Amended Final Plat of Palm Valley Plaza, application no. 2006-021-FP.
- 5.F. Consider the Vacation of the Final Plat of Estates of Settlers Park Section 4B, application no. 2006-001-V.

**6. ADDITIONAL PLATS**

- 6.A. Consider the Final Plat of Chisholm Trail Commercial, Lot 1, Block A, application no. 2006-008-FP.
- 6.B. Consider the Final Plat of Estates of Settlers Park Section 4B, application no. 2006-013-FP.

**7. TABLED ITEMS NOT REQUIRING PUBLIC HEARING**

- 7.A. Consider the Final Plat of CR122 at Paloma Lake, application no. 2006-014-FP.  
**The applicant has requested this item be tabled until the May 3, 2006, meeting.**
- 7.B. Consider the Final Plat of Paloma Lake Section 17A, application no. 2006-015-FP.  
**The applicant has requested this item be tabled until the May 3, 2006, meeting.**

- 7.C. Consider the Final Plat of Paloma Lake Section 17B, application no. 2006-016-FP.  
**The applicant has requested this item be tabled until the May 3, 2006, meeting.**
- 7.D. Consider the Final Plat of Paloma Lake Section 18, application no. 2006-017-FP.  
**The applicant has requested this item be tabled until the May 3, 2006, meeting.**
- 7.E. Consider the Final Plat of Bahrami Estates, application no. 2006-018-FP.  
**The applicant has requested this item be tabled until the May 3, 2006, meeting.**
- 7.F. Consider the Final Plat of 620 Medical Center, application no. 2006-019-FP.  
**The applicant has requested this item be tabled until the July 12, 2006, meeting.**
- 7.G. Consider the Final Plat of Autozone at Warner Ranch, application no. 2006-020-FP.  
**The applicant has requested this item be tabled until the May 3, 2006, meeting.**

## 8. WITHDRAWN ITEMS

- 8.A. The application filed by the City of Round Rock to zone 496.084 acres of land out of the P. A. Holder Survey, Abstract No. 297, the P.A. Holder League Survey No. 211 and the P.A. Holder League and the Joseph Marshall Survey Abstract No. 409, Williamson County, Texas, to Business Park, application no. 2006-001-Z, has been withdrawn.

## 9. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION

- 9.A. Consider public testimony regarding the application filed by C.H. Crossley, Sr., C.H. Crossley, Jr., Patsy Crossley, and Calvin & Peggy Moerbe, to zone 41.505 acres and 3.409 acres of land out of the P.A. Holder Survey, Abstract No. 297, situated in Williamson County, Texas, to SF-2 (Single Family – Standard Lot) and C-2 (Local Commercial) respectively, application no. 2006-005-Z.
- 9.B. ***Consider a recommendation to approve the zoning of 41.505 acres and 3.409 acres to SF-2 (Single Family – Standard Lot) and C-2 (Local Commercial) respectively, application no. 2006-005-Z.***
- 9.C. Consider public testimony regarding the application filed for the approval of the Preserve at Forest Creek Concept Plan, application no. 2006-001-CP.
- 9.D. ***Consider a recommendation to approve The Preserve at Forest Creek Concept Plan, application no. 2006-001-CP.***
- 9.E. Consider public testimony regarding the application filed by CRPHYH, L.P., to rezone 26.208 acres of land out of the David Curry Survey, Abstract No. 130, and the Ephraim Evans Survey, Abstract No. 212, situated in Williamson County, Texas, from LI (Light Industrial) to C-1a (General Commercial – Limited), application no. 2006-006-ZC.
- 9.F. ***Consider a recommendation to approve the rezoning of 26.208 acres from LI (Light Industrial) to C-1a (General Commercial – Limited), application no. 2006-006-ZC.***
- 9.G. Consider public testimony regarding the application filed by Chandler Creek, L.P., to rezone 8.842 acres described as Lot 1, Oakmont Centre, Section Four, and 2.142 acres out of Lot 1, Block A, Oakmont Centre, Section Seven (for a total of 10.984 acres) from LI (Light Industrial) to C-1a (General Commercial – Limited), application no. 2005-032-ZC.
- 9.H. ***Consider a recommendation to approve the rezoning of 10.984 acres from LI (Light Industrial) to C-1a (General Commercial – Limited), application no. 2005-032-ZC.***

- 9.I. Consider public testimony regarding the application filed by the City of Round Rock to rezone 1.377 acres described as Lot 1, Block A, Oakmont Centre, Section Seven, from LI (Light Industrial) to PF-2 (Public Facilities – Medium Intensity), application no. 2006-008-ZC.
- 9.J. Consider a recommendation to approve the rezoning of 1.377 acres, from LI (Light Industrial) to PF-2 (Public Facilities – Medium Intensity), application no. 2006-008-ZC.**
- 9.K. Consider public testimony regarding the application filed by Joe and Billie Repa, David and Norma Dillard, T.J. Marshall, Saeed Moshfegh, Mahin Bahrami, and Don Carlson to rezone 2.7 acres described as Lot 12, Block 1, and Lots 1-4, Block 2, Egger’s Acres, from SF-2 (Single Family – Standard Lot) to C-2 (Local Commercial), application no. 2006-007-ZC.
- 9.L. Consider a recommendation to approve the rezoning of 2.7 acres, from SF-2 (Single Family – Standard Lot) to C-2 (Local Commercial), application no. 2006-007-ZC.**
- 9.M. Consider public testimony regarding the application filed by Palm Valley Office, L.P., to rezone 3.02 acres described as Lot 1, Block A, Christ Covenant Addition, from SF-2 (Single Family – Standard Lot) to C-2 (Local Commercial), application no. 2006-004-ZC.
- 9.N. Consider a recommendation to approve the rezoning of 3.02 acres, from SF-2 (Single Family – Standard Lot) to C-2 (Local Commercial), application no. 2006-004-ZC.**

The City of Round Rock Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation regarding Real Property), 551.073 (Deliberation regarding Prospective Gift), 551.074 (Personnel Matters), 551.076 (Deliberation regarding Security Devices), 551.0785 (Deliberations involving Medical or Psychiatric Records of Individuals), 551.084 (Investigation; Exclusion of Witness from Hearing), 551.087 (Deliberation regarding Economic Development Negotiations), and 551.088 (Deliberations regarding Test Item).
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### **CERTIFICATION**

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 24<sup>th</sup> day of March 2006, at \_\_\_\_ P.M.

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Christine R. Martinez, City Secretary

**The City Council Chamber is wheelchair accessible. Requests for special accommodations must be made 48 hours prior to the meeting. Please contact 218-5401. Requests for information may be faxed to 218-7097.**